

URBAN AREA PLANNING COMMISSION
Meeting Minutes – January 27, 2021 at 6:00 P.M.
Council Chambers

COMMISSIONERS:

Jim Coulter (Chair)
Eric Heesacker (Vice Chair)
Loree Arthur
Jennifer Aviles
Mark Collier
Susan Tokarz-Krauss – Late
L. Ward Nelson
Clint Scherf

City/Staff/Council Liaisons:

Bradley Clark, (CD Director)
Jason Maki (Assistant Planner)
Donna Rupp (Associate Planner)
Ryan Nolan (Contract Principal Planner)
Dennis Lewis (Contract Senior Planner)

Guests:

Are we hooked? [inaudible 00:00:24]. We're going to go ahead and start. January 27th, 2021. Urban Area Planning Commission will now come to order, the time is 6:02. We'll roll call. I'll go ahead and do that. Jim Coulter is here. Vice-chair Heesacker?

Here.

Commissioner Arthur?

Here.

Commissioner Collier?

Here.

Commissioner Aviles?

Here.

Commissioner Tokarz-Krauss? Not here. Commissioner Nelson?

Present

Commissioner Scherf?

Here.

Okay. I'm going to do a little introduction. Commissioner Scherf has been on the Urban Area Planning Commission before and he's chose to come back. So, welcome back and going to appreciate your service for sure.

Thank you.

Do you have anything you'd like to say?

No. The history is, I started getting involved in the City. Started on the Urban Planning Commission. And a couple years ago, there was an open door. And I went up to town Council representative ward one for a couple years, and still want to be involved. So there's an opening here, so I came back to the Urban Planning Commission. So, hopefully I can help out.

Awesome. You will. So I appreciate it. Welcome aboard, second time. All right, is there any public in the queue at all, Mr. Director? All right, we'll pass the public comment. Approval of minutes is next agenda item for the 13 January 2021 meeting. Are there any corrections to the minutes? IS there none to entertain a motion?

Heesacker will move to approve the minutes from the last meeting.

And I see Commissioner Collier has seconded that. The motion is on the floor to approve the minutes of the January 13, 2021 meeting. All those in favor signify by saying aye. Aye. Opposed? Abstentions? I know we have at least one. Clint, you're abstention. Okay, anybody else abstain? Okay, so we have six Commissioners in favor of the motion, one abstention, no nays, the motion passes.

MOTION/VOTE

Vice Chair Heesacker moved and Commissioner Collier seconded the motion to approve the January 13, 2021 minutes, as submitted. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier and Nelson. "NAYS": None. Abstain: Commissioner Scherf. Absent: Commissioner Tokarz-Krauss. The motion passed.

Findings of Fact. The first Finding of Fact is, application number is 104-00136-20-16. Summerfield North 57 lot, residential subdivision tentative plan, which was actually the second hearing but that's fine for Findings of Fact. Are there any comments on those Findings of Fact? Comments entertain a motion?

Nelson would move approval of the Findings of Facts.

Heesacker, second.

Okay. Motion has been made to approve the Findings of Fact for the Summerfield North 57 lot, Residential Subdivision Tentative plan. All those in favor signify by saying aye.

Aye.

Aye. Opposed? Abstentions? And again, Clint would be an Abstention. Motion passes unanimously. And Findings of Fact for that subdivision have been adopted.

MOTION/VOTE

Commissioner Nelson moved and Vice Chair Heesacker seconded the motion to approve the Findings of Fact for the Summerfield North 57-lot Residential Subdivision Tentative Plan. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier and Nelson. "NAYS": None. Abstain: Commissioner Scherf. Absent: Commissioner Tokarz-Krauss. The motion passed.

Next Findings of Fact are actually two application numbers. First one is 104-00134-20, and then the second application that we did was the major variants is 301-00138-20. And that was for the South River Meadow subdivision, tentative subdivision with major variants. Are there any comments on those Findings of Fact? Seeing none. Entertain a motion?

Point of order, do we want one motion for both applications or one?

Findings of Fact for both is fine.

Okay. I will move that we approve Findings of Fact for both of those project numbers.

Second?

Nelson seconds.

Okay. The motion on the floor to approve the South River Meadow Subdivision, Tentative Subdivision with Major Variance Findings of Fact. All in favor of the motion signify by saying aye.

Aye.

Aye. Opposed? Abstentions? And then Commissioner Scherf will be an abstention on that. So that Finding of fact motion is unanimous to approve. Therefore, those Findings of Fact are adopted into the record.

MOTION/VOTE

Vice Chair Heesacker moved and Commissioner Nelson seconded the motion to approve the Findings of Fact for both applications for the South River Meadows Subdivision Tentative Subdivision with Major Variance. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier and Nelson. "NAYS": None. Abstain: Commissioner Scherf. Absent: Commissioner Tokarz-Krauss. The motion passed.

There are no public hearings tonight. So we will move right to matters from Commission members and staff. Before we do our elections, I'll ask staff if they have anything?

No, we don't.

Okay, we'll move right to UAPC officer elections. The first one would be for the Office of Urban Area Planning Commission chair. Are there any nominations?

I'd like to nominate the current chair continue for the next year.

I have a motion on the floor to keep Commissioner Coulter in the position as chair. Is there a second?

Second.

Mr. Collier second step nomination. Are there any other nominations for the Office of chair for the Urban Area Planning Commission? Seeing none, we will then go ahead and... Are we sure there's no others? Okay, just want to make sure.

There's so many people jumping up and down.

And so you have all those in favor of Commissioner Coulter, being in the urban area Planning Commission chair for another year signify by raising the right hand? Opposed? No opposed post? How to vote...

Mr. Scherf?

Am I still on extension?

What's that?

Am I still on extension?

You're not. You can vote no.

I'm voting Yay.

Okay, so it's seven votes for [inaudible 00:08:35].

MOTION/VOTE

Vice Chair Heesacker moved and Commissioner Collier seconded the motion to nominate Jim Coulter as Chair. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier, Scherf and Nelson. "NAYS": None. Abstain: None. Absent: Commissioner Tokarz-Krauss. The motion passed.

I have to finish the rest. Are there any nays? Don't look at me in that tone of voice, Mark. Are there any abstentions? Seeing none, Commissioner chair has been reelected to the position of Urban Area Planning Commission chair. I want to tell you that I am so sincerely humbled and thankful for your support. Last year was, yeah, the year from 2020. And so I'm looking forward to another year of serving with you. I will tell you right now that I have no less... Something really changes, this is it. I'm going to do just this year. And then I'm going to step away. There's too many of you guys that are so qualified to be in this position. And I want to allow others to have that opportunity. Not only that, I've been on the Commission now for 10 years. So I've had a blast. And I look forward.

Don't you have term limits?

Don't you have what?

Term limits.

Hey, whatever you guys want to do. But it's going to be somebody else. And, again, thank you. I really am humbled by your support. And I will tell you, I'm also humbled by the support of the

planning department. And, Brad, you guys are awesome. You're awesome. I appreciate everybody that I'm working with. And life is really good right now. So don't make it bad. No, just kidding. So now we will open up the nominations for vice chair of the urban area Planning Commission. Are there any nominations for that position? Commissioner Aviles?

Commissioner Aviles. I'd like to nominate Commissioner Arthur.

No, I've had my turn many times. So it's time for somebody else.

Commissioner Arthur says she's not going to do another swing at it. She's been chair and everything else. Okay, so she didn't accept that nomination. Is there any other nominations to be made? And everybody be quick.

I would say Jennifer, do you want it? No. Okay.

Well, then I can do it. I'm going to nominate my vice chair. To be vice chair again. I'm going to nominate Commissioner Heesacker.

Second.

I think you've done a great job to be vice chair again. Are there any seconds to that nomination yet?

Yeah, third time I'll second it.

Okay. All right. Are there any other nominations for the office of vice chair of the Urban Area Planning Commission? Are we sure? Double Sure. Okay. You can actually nominate yourself. I mean, it looks bad, but you can. So seeing none, I will call the roll call for vote. All those in favor of Commissioner Heesacker being the vice chair of the Urban Area Planning Commission again, signify by raising your right hand. Opposed? Abstentions? Passes unanimously.

MOTION/VOTE

Chair Coulter moved and Commissioner Collier seconded the motion to nominate Eric Heesacker as Vice Chair. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier, Scherf and Nelson. "NAYS": None. Abstain: None. Absent: Commissioner Tokarz-Krauss. The motion passed.

Thank you, everybody. I appreciate that vote of confidence. I'll try to back you up as best I can.

That's part of his job, he's got to keep me straight. That's a hard job. So anyway, we'll go around the mulberry bush here. Commissioner Scherf, do you have anything?

I don't have anything to add. Thank you.

Commissioner Nelson?

Negative.

Commissioner Collier? Commissioner Aviles?

Yes. Yesterday I attended the housing discussion forum that was put on by the City staff. I believe Commissioner Tokarz-Krauss was also there. And it was very informative. I had some questions that came from that. So I guess I can send them. But it was really interesting.

Great. Thank you. Commissioner Arthur?

I have several items I would like to discuss some time, not necessarily tonight. One is, when I looked at the minutes, I realized there was-

Participants are waiting in the lobby. To admit all participants in the lobby press star, two, one.

... magical lobby.

Due to technical difficulties, the UAPC is now on hold.

I'd be interested to hear your comments, Jennifer, last night. I was thinking about going. I know it was the housing thing. But I just thought with COVID is like you know what, people are going to be... I'd be curious to hear what your comments and thoughts were? Because that's a big topic for us. Any observations?

Yeah. So there was some information regarding the demographic trends that are, I guess, projected by PSU with the population growth, and that's that the shift will occur from owner occupied majority to renter occupied units, with a 2040 projections, which I thought was interesting. And also given that... I think currently it's 45% of our community rents. And of that 45%, 50% of them pay 50% of their income towards housing. So we have some pretty significant housing issues. Not just in terms of units, but in terms of affordability. There were some solutions that they talked about in terms of different types of housing, meeting different statutes. I think that they referenced a couple of different House and Senate bills, 4001, regarding middle housing, the form itself was held because of 4006.

Susan Tokarz-Krauss.

Is now joining.

There is a lot of data that was provided, and I don't know if that can be shared, or Commissioners can just seek it out through the site. But there was a lot of information, and then just some, I guess, in initial information on the upcoming needs analysis, which is supposed to be ready, I think they said in July. So if any of that was not accurate, Mr. Director Clark, please correct it. But there's a lot of information-

Susan Tokarz-Krauss.

Is now exiting.

Did you say that by 2040, Commission Aviles, there will be more homes that are rented than owned?

... if I understood the infographic correctly, then yes.

You did understand the infographic correctly. That's the 2040 projection. So take that with a little bit of grain of salt there. But the economist looking at current household size, looking at trends, looking at 10 years of household types, they're projecting a shifted... We're really close right now. I think we're about only about three to 4% difference between owner occupied and renter occupied today. But as Commissioner Aviles has said, yeah, it look to slightly be higher, about I think 50 to 51% renter occupied, and [inaudible 00:17:06].

We have a university town, it's already gotten to renter occupied is over 50% in university towns, because of the students.

And with that happening... I mean, that was one of my pushes for our strategic goal, was to look at affordable housing. I know this is way off topic, but I mean, what else do we do, but solve something. So I would love to some point have that discussion. And I think it starts with when we get together and do this with the housing committee. I know we did that once. And we go to... There's a break, if they're meeting on a Friday and we're meeting on a Wednesday, at some point, we have to come together, or we'll never address this. It's just got to be addressed. And we have to solve it.

We can't just dump it in Bradley's lap and say you fix it. It's got to come from the community. And I wish I had gone last night. But I was just like there's nobody going to show up. I didn't think that was going to happen. So I think that's something that's got to come from the community. To fix it, it's got to come from us. If we want to wait for it to be fixed upon us. We say, "Okay, Bradley, [inaudible 00:18:13] your lap and good luck with it." Show us what you got two weeks, and two weeks later, and two weeks later. So I'm hoping we have that discussion, whatever it looks like. I don't know what it looks like.

I'm gonna say good luck to us.

If we do that, I think the forum for that would... In my opinion, best form would be a workshop, which of course allows the public to attend, but they cannot comment on the workshop. So it might be a chance for us again, to roll up our sleeves and work on a couple of these things. And work with Doug and get an agenda in place. Director Clark, do you have any thoughts on this issue?

Well, I think Commissioner Collier is kind of on the mark there in terms of being more proactive between the UAPC and the Housing Committee. I mean, I think the HAC's (Housing Advisory Committee) got some... Which Commissioner Arthur's on that. So she can speak to it. And she said before, there's some very technical people on that committee that understand the finance side. There's a banker on there, there's a nonprofit housing developer on there, there's a number of people that are in the affordable housing industry that can really speak to it. But what this group would bring is that comprehensive plan understanding, development code understanding, and so those are two important bridges.

But I think getting a little bit more conversation is about strategy on how these two groups in the community, and out reaching out to other providers who are in the community, and getting them in the conversation too, those that are not on one of those two groups. I mean, it's such a big conversation. I know there's been a lot of forums, there's been a lot of conversation about the data. But at the end of the day, I think we all know it's really only those of us in the community

that live here that know the properties, know the property owners, know who the builders are, that's really where it's going to get some traction. I think you've had just one meeting, is my understanding, joint meeting between the two groups. And it's really a matter of how much time and energy do people want to commit to it?

May I make a comment, please? This is Tokarz-Krauss. I've been sitting out here waiting to join the meeting. And I also was at that meeting last night. And it seems like there is a major disconnect. There's no handshake between the HAC and the City. Did anybody else... I know Commissioner Aviles you were there with me. You can come up with all the ideas you want, but there's no handshake, there's no action route. And that was as apparent as anything. Did anyone pick up on that?

Well, so make one. I mean, if there isn't one.

Absolutely. The City has made it very clear they have no money. Anything that is not requiring funds on their part and a whole lot of work, they're all for it. So something you guys need to be aware of is that, obviously, the pandemic, the fires, the supply chain has been disrupted, building materials have gone up over 300%. I don't know if you're aware of that. But a piece of plywood that was \$4, a couple months ago is now 8, \$30 per sheet where it was 10. It's very expensive to build right now. So some of the very interesting information last night is also dependent upon what actually happens in the real world.

The idea that I could go on... Anyway, there was so much that is totally dependent on data and information. No consideration of the very, very low interest rates that would normally promote building. Oh, my gosh, there's a lack of skilled labor and trades. I reached out to [inaudible 00:23:00] High School. And very exciting. He was saying that they're working with RCC (Rogue Community College) to offer an introductory course, which exposes the students to a variety of occupations and skill, various trades, et cetera. Pandemic is hampering that, but that's huge. You need the people to have the jobs to build the buildings, you need the builders to be able to purchase the land. We've got a huge disconnect. And the City has a great opportunity to be a cheerleader.

They don't have any money, but have clout. And they can be a great facilitator. And they've done some really great things, but they just don't seem able to promote themselves. So it looks like there's something in the works to try and do that. Sorry. I last night was very frustrating to me. As a realtor, a home housing advocate, I was very frustrated.

So I've had some success with committees, subcommittees. Not the full committee, subcommittees, that said, okay, we have a dedicated mission. We have a dedicated few core guys that want to do something. And I don't see why you'd have to have the entire committee wrapped up with the entire housing advisory committee and say we need to merge you two and get something done if you decided you wanted to establish a subcommittee. And it would be completely voluntary. Members from this committee members from the other committee, volunteer to get together with a specific mission statement, which is what I gave when I gave Brad my strategic goal. And he remembers that well as he corrected it. And look, you got a certain requirement or a certain deficit of housing, attack it, go from there, develop a mission statement and just go for something. Go forward.

Don't go backwards. Don't say I don't have the flu shot. I can't act. Don't say... All the negative things that you were impacted last night, Susan, I understand that and I accept that, but just

have a dedicated core who are willing to be on a subcommittee that says I will take This on, and I will get you an answer. Not saying the answer, but some answer and work together with housing advisory committee and say, "Okay, here's some ideas." Because otherwise, if you try and say that we have to take all of us and all of them and develop something new, there's going to be pushback. So I want the guys who don't want to push back, who want to move forward on a subcommittee to say, "I'll do this." And just reach out to that committee. And what we would need them as a facilitator. And, Brad, this is where you'd come in, because we'd be happy to pick your brain and say, "Alright, what's within the art of the possible?"

And then you'd say, "All right, you can do this, this, this and this." There's a range, and then somebody picks something and you go forward. So that's my idea. Had some training and facilitation, but by no means an expert at it. But I just see the end what it could look like if you had a few core members on a subcommittee from each committee said this is what we'd like to solve. And I don't know what that is right yet. I don't want x is, what it looks like.

Define each committee.

This one in the housing advisory panel, because I've said and on some of those meetings. And I've listened to Kelly Wessels, and watched her just hold court with all the information that she has and say okay, and listen to what she has to say and say, "All right, where can we go from here?" And I think there are some components, but I don't have them all. And I can't even write them all right now to solve for x. But I know that she does, and so does Doug Walker, and a few other folks. And we wouldn't need a lot.

I love that phrase, the art of the possible. That is a flame in and of itself. And Kelly's very wise. She's been doing this. There's a lot of people that... You have another side of the equation, which could be a very viable partner. And I see it missing in the conversation. And it says it's the landlords, it's the people who have the housing that are being shut out because they're perceived... Like I said, last night, they're being demonized. You have property managers, they're not well represented. You don't have active builders other than the City Council attendee on the HAC. You need to bring all those when you call them and stakeholders together, because together, the art of the possible can be created.

I'm not talking current inventory.

There's so much if people want to be creative. There is so much that we can do with the start that we've been given. I've been trying to write something to Brad for Brad all day, but with the power outages, it just hasn't been working. Anyway, there's there's so much we could do if we just but try.

I got a couple comments. If I can interject here. First of all, to do a subcommittee involve both us and the housing advisor. Kidding. I'm not sure that's even doable. That would have to be a question answered by our city attorney. We're a Commission. So I'm not sure that we could ever do that, be involved in a subcommittee with another committee, for one. But we need to know that would need to be a legal question. If that can be done. But saying that, to me, the elephant in the room is, and I'm going to put it out there, we have a housing advisory committee with X amount of people. Are they not empowered to do this stuff? Why this is why we made that recommendation years ago, we did, is because it was too much for us.

Now we have this big committee, and I don't know all the reasons that some of this stuff isn't happening. Is it issues within personality conflicts, other issues, not empowered enough? I think that perhaps your department and maybe others that you would be well aware of need to take a look at that advisory committee, maybe have a power well of where they're at. I don't think that we, at this point, Urban Area Planning Commission, should be taking the lead on anything. We got a Housing Advisory Committee, so that they can provide the recommendations and the action plans, and all of these different kinds of things.

Primarily, I mean, there's nothing wrong, because this is in our wheelhouse too. But quite frankly, you got to two committees starting to do the same thing. And I know that there's going to be a point that there's integration but that point, I think primarily should be development code changes, not before that. So quite frankly, being on here for this many years, I think all the ideas that people want to put forward as citizens or different committee members, if director Clark is okay with that, that's fine. But I don't want to get us fully integrated, in my opinion, to the Housing Advisory Committee, at this point. Commissioner Collier.

Okay. All right. So you had a backup. And respectfully, I think the development code is at the end of the food chain for a solution.

It is.

Okay. So if you recognize that, that is at the end of the line. Because otherwise, you could sit here and do text amendments all night long until we poke your eyes out. So if that's at the end of the food chain-

No, we don't want do that. No.

... for a solution... You're right, we don't. Then what's at the beginning? And at the beginning, is an idea. And that's why I disagree with, one, the assertion that we're taking the lead. Two, that we're starting something new. Three, that we're fully integrating all the things that you've said.

How could you not be taking the lead?

Because you approach it from below, from beneath, from early on.

What would be the purpose of having Housing Advisory Committee that, in my opinion, should be fully empowered to make all kinds of recommendations to the City action plans and things like that, not be the lead?

Because it's not been done. So you need to start somewhere.

The parks committee, for example. They take the lead on their issues.

They're squashed by staff. Trust me. I've seen it for three years. They don't lead themselves.

You know what? That's not that's not an issue. That's on our plate, though. That's not an issue for us to fix.

No, but it's an issue that I'd like to take.

So I again, have to ask the question is, you have Housing Advisory Committee, I look at it and I say... I'll use my military background. I'll say, "You guys go make that happen." So I don't know if something needs to be put in writing. Or like I said, looked at again. Go ahead, Commissioner Nelson.

After Commissioner Nelson, Commissioner Aviles would like to speak.

You were first? Okay. Go ahead.

Go ahead.

Go ahead.

I was hearing all this, and it really brought back a lot of memories from 20 years ago working these issues in my old community. I understand your frustration, Mr. Collier. It's hard to watch friends, neighbors that can't get into housing. Some of this, I can directly attribute to growth management. If you are looking for causes, constraint on land use causes prices to escalate, actions by legislature to reform how we live, in other words, in urban environments rather than rural environments, because we want to preserve farmland, we want to preserve waterways, we want to do this and that, the other thing, have impacts. And that contributed a lot to the increased housing costs.

People then learned to look at the communities, and they found out transportation was a significant factor in housing costs. And so they had to provide services up to the rural areas providing transportation for people that couldn't afford to live in urban areas. I mean, I probably could sit down with you unless you a whole slew of things that contribute to higher costs. I think probably at your meeting last night, a lot of people talked about that. And what goes into that? I have to agree with the Commission Coulter, that we are responsible at this level. We're looking at the legislation and the zonings, and so forth, and making recommendations to the Council.

I would say that what you're looking for is something that does have to maybe come out of that housing committee, and that maybe you could go there as a volunteer and find out, do they have ideas? I'm suspecting many of the ideas that are going to be mentioned are ones that have been bantered for years and years. We have to find ways to get affordable housing in. It may require that we have affordable zones that are specifically designed for that. Maybe it's encouraging the nonprofits that are able to come in and help build homes for people, and then reimbursed through a spending plan that might require government intervention through finding a funding source. Some of that may come through the state. There are options out there. But it's not going to be a task that one committee... I certainly don't have all the expertise. I doubt if all of us has. Probably you two working on the committee's and work on some of the housing have heard this. I don't know what the expertise level is, though.

But you're going to need answers from bankers, financiers, construction workers, loan agencies, et cetera, all the way down to find out how to solve this problem. And as a group here, we don't have that expertise.

Commissioner Scherf?

Aviles.

Commissioner Aviles?

Thank you. I waited so long, I forgot. Director Clark, in regards to the housing needs analysis that we have projections for, I was just curious, in terms of comparable data from the last time we had a housing needs analysis. I don't I know that... I'm not going to put you on the spot and ask for that information now. But is that something that will be provided as of yesterday's event online, or do I need to ask for that directly?

Ask for the old housing needs analysis?

Well, I'd like to see the last one and then compare it to what we have on the current one thus far. I'm just curious to see how we've done since the last one in terms of number of units needed, because that was something in the hundreds of units. And so I just was curious about how that looks five years ago, or 10 years ago, whenever we did this last. But I did have a different point. And that point was this. One of the first documents I remember reviewing initially was a summary from Econ Northwest that I think was Commissioned from Tom Shower. And that document outlined a multi response approach.

So some of the solutions it listed are definitely, I think, in the periphery of HAC, while some of them are definitely in the periphery of the UAPC at the meeting yesterday. Though I did hear HAC have a lot of, I guess, enthusiasm around some ideas that I guess would ultimately come here or start here. I'm not entirely sure how that would work. But they mentioned things around. There was, I think, Mr. Walker, who had talked about a couple of ideas that they have. I mean, one of them was the CET, which obviously is not something we would handle. I think that's a City Council thing. But the other thing was the density minimum standards. I think they mentioned that, but I think that's something that would be a zoning thing. I think I just had a quick comment to the division between HAC and UAPC, and that was it. Thank you.

Club Northwest, what did they provide again?

Econ Northwest provided some housing summary, and it's from 2018. All of us solutions are years old, and and yet still completely explorable and actionable. And it was referenced in the housing forum last night, but it is five year old document that we paid for a long time ago that we haven't really, I think... It was a roadmap and we don't have to reinvent the wheel.

It's interesting. I'm pretty good friends with the owners of Club Northwest. I didn't know that.

It was Econ Northwest, if I might add that.

I thought you said Club Northwest. I'm like, "Wow, how did they play into it?" [crosstalk 00:39:08]. And they're Dutch Bros, man, [inaudible 00:39:11].

We're going to have to make a condition as your second year as Commissioner a hearing check.

Probably need that.

That was just a little Navy dig, I think.

No problem.

Is there anybody my online. My hand has been up. And I know we've talked too much. Forgive me. There is not only dated material, but in the background things change and that impacts housing availability. And Brad, would you be reaching out to Mark, the attorney, tomorrow to see if it's within our offices to create a subcommittee?

Yes, I can do that. I don't expect an answer tomorrow. But I can at least get that information. Yes.

I'm not for it, just so you know. So as from a chair perspective.

I don't want to jump in front of Clint. But while you're on this, if you're not for it, I would like to take off from what Commissioner Nelson said. If I was to take off from his position, said, would you be opposed to establishing some kind of reach out? It doesn't have to be a formal subcommittee where it has to be baptized in fire. It's not a big deal. I'm just saying a relationship to an agreement to reach out to the... To pull through. You're familiar with this.

I hear you I think that I think about that. I know, generally, City only wants a person on one Commission committee, but I know it can happen if we... I mean, if you want to be on that committee also, talk to the planning department.

You're overstating my request. I don't want to be on their committee. I want to reach out to them.

I'm not talking about you necessarily.

Okay.

I'm talking about any Commissioner up here that wants to do something like that. It could be anybody that would like to... Like Commissioner Tokarz-Krauss, who's knee deep in it.

I am knee deep in it, and that's why I'm so passionate about it. I think that... Gosh, you were all citizens. And I think Commissioner... No, sorry. Councilor Lovelace is on some sort of exploratory thing with the county to create a marketing type of nonprofit to be able to, I don't know, venture forth and bring in a marketing team. Brad, you might be able to expand on that. But in any case, as citizens we're able to go out and be facilitators. And that's what's lacking here. The HAC has some great ideas. And all they are is an advisory committee. That's it, done. And they give that information.

And maybe Commissioner Aviles, you can correct me if I'm wrong, that Counselor Lovelace came back and said, "Hey, this is all great. We have no money." I'm summarizing that. So they can give her or the counselors all the recommendations all day long, but there needs to be someone to pick up that... Make that spark into a flame. Someone needs to be able to actually reach out as a facilitator or communicator to the various stakeholders, if you will. There's one lender from People's Bank, I believe, on the HAC, there's lots of lenders and they're [inaudible 00:43:02] community and they're passionate.

There's so many options that we could utilize. And I think it would invigorated the HAC because from what we heard, they're frustrated. They come up with these ideas, they go nowhere. It may

not be our mission... And I think you're you're right with that, Jim. But if some of us wanted to congregate, if you will, in a subcommittee... And it's just a name, it's a phrase. Doesn't really mean much. But just facilitators to actually pick up this ball and get down the field with it to use-

That's fine, but I don't believe you're going to be able to do that under your hat as a UAPC Commissioner, you'd have to do that as a citizen or on something else. Because being on the UAPC, we have some really different rules than almost anybody else has. And we have to be especially careful. And we can't wear a hat, I don't think anyplace else, unless it's on public record, and it's done correctly. But Susan, you sound like that spark, giving me spark.

... well, there's a couple people I'm hearing wonderful things from. And regardless of whether we agree on format and whatever, I love that. I mean, what I'm hearing, there's at least two of you there, that if we were to at least partner on a citizen none... We don't want to do anything that would contradict our role, of course, in what we're doing here today. But I'm a realtor, I'm a board member in my realtor Association, I'm a [crosstalk 00:44:54].

Why don't you join the Housing Advisory Committee?

Because I don't think they have any teeth. But because when I was invited there originally to listen, and I brought our Government Affairs Director, our lobbyists and several other people, we were pretty much shut down as to not interrupt their meeting. I was invited there by the property management company and lender, who felt like the only voices in the room were those from the You Can and so forth. So I don't think... Again, you can't have a one sided argument, you can't have a one sided discussion. There needs to be all the parties to come up with this. This thing that's going to work, and we're unique. We don't have to follow everybody else's model.

Susan, let me interject there. You have to be careful when you're talking subcommittee, because you can't usurp the responsibility.

[crosstalk 00:45:51] citizen and do whatever I want within reason, Jim.

That is true. As long as you don't break any ex parte rules, you're fine. [inaudible 00:46:07]. Right. Yeah, you can do that. One of the things I will caution, though, about a subcommittee is, if that's part of a band aid to fix an overall arching problem with the whole committee, then that's something that we can we shouldn't even be discussing here, because that's an issue between the City and that committee. So they work for the City Council like we do. And so the other thing to be caution for is, you don't want a subcommittee usurping the authority of the main committee. You got to be really careful of that. So my take is, I hear everything. I'm not there. It sounds dysfunctional.

It's not [inaudible 00:47:03], Jim. It really is facilitating, if I might respectfully add that. I think Eric's spark was what I loved hearing. I think what there is, is there's a missing of a handshake, that you have an HAC that was appointed to do a certain thing, but there's no teeth in what they have. They can come up with everything all day long. But when they go to pass that ball, the other side isn't picking it up.

Okay. Let me digest what you're saying, a handshake would be with who and who is the other side? Is it within the advisory committee?

No, we're bypassed. We're not even involved. The HAC can hand off to the City Council. That's who they are a subset of basically, or we appointed there, whoever. It doesn't matter. They come up with an idea, or they come up with some very good ideas. And they take that advice, and they pass it on to the you pick powers that be, that can be City administration, Brad, you can correct me here, and or the City Council. The City Council then has the ability should they so choose to try and implement that which has been handed to them or facilitate. Facilitation just means smoothing things out, trying to make things work together. It isn't a subcommittee, it isn't anything necessarily formal. It's just maybe a conduit to make things happen.

So the City via the City Councilors have made it quite clear that there's a money issue, and there is an expediency issue. And they have already made a decision that I'm on another side of and I won't go they're here, but they're just not... They're already acting in what... They're looking at coffers, not in what is needed. And so we have to have someone to facilitate, basically be a translator between the two. And then hopefully, find a way to get something implemented. There's no requirement that whenever the HAC comes up with is actually implemented. Is it our role to make sure it happens? Absolutely not. You're You're 100% right. But could we participate... Mr. Heesacker, Commissioner Arthur, and probably Clint, welcome. To make some of these things happen.

I know Commissioner Scherf has been waiting to weigh in on this. And when he makes his comments unless I think it should go on further, I'm going to close it down. And the reason is, I realize a lot of these things we're talking about aren't issues that are under our purview. We can't make a decision one way or the other. If there's problems with a committee, then it needs to be something that's addressed by whoever the powers to be and staff and probably the City Council, certainly I imagine the City manager would weigh in on it.

Mark has been asking, and I would like to have a say before you close everything down too.

Okay.

We're only 51 minutes into our biweekly meeting.

Well, I didn't know it was going to go like this, but it's okay. It happens. Commissioner Scherf.

Cool, thanks. Okay. Just a couple of definitions. Housing Advisory Committee is a committee. It is a pool of expertise people overseeing a topic and giving recommendations. Yes, they have no teeth. They weren't set up to have any teeth. Unlike us, we are a Commission, we actually rule on things, we actually make decisions. So I will respectfully disagree with you.

That would be really [crosstalk 00:51:16].

This Commission does have the power to give recommendations to the Council seen for site, which Mr. Collier has said that there might be a disconnect between how to actually get an idea from the committee to actually get it implemented. I truly think that there is a need for a bridge Commission or a bridge committee that would basically look at housing advisory recommendations and so forth. And actually have a little bit more of a governing body to it. That's not in place, we know that's not in place. That's something that has to go through the chain of command to get in place. So everybody's got a little rightness and a little wrongness, a little confusion too.

So if somebody wants to make a motion within this Commission that we actually go forward and do an exploratory or even do a recommendation to Council, that is within our purview. But it has to be defined, and it has to be basically spelled out I think it would have to go through a little bit of a workshop too to get it all honed down a little bit before you actually throw a dart at the dartboard in front of the Council. Because just being somebody that's been on the Council, it's very frustrating when you get committees and Commissions that put up recommendations that actually have no direction or they're a little bit haphazardly. So I'm all for having a discussion and getting our ducks in a row and making a recommendation, but I think that's at a later date.

And I just have to make a couple comments in regards to the housing crisis and so forth. And there's 15 different ways to skin this cat. And I have overseen and seen how everybody in this town has been looking at this for the last two and a half years. And everybody's got blinders on, looking at this with such a narrow focus. Trying to actually jam it from the top down, instead of actually looking at every different direction that they need to be looking in to come up with a viable solution. There's not a viable solution that's got a shining light on it that we can all see. No.

But I implore you or anybody in this housing topic to stop looking at Medford as a benchmark, stop looking at that. You need to go outside of your state. I represent builders and developers in the state of Arizona, and I've done it for the last 20 years. They don't have a housing problem like we do, because the biggest thing that I can see glaring difference between Oregon and the state of Arizona, is the fact that you have such horrible laws around rentals and leasers. They're stifled from the top down. It comes from the state level that comes down. It does not make it prosperous to have somebody go out there as a builder and say, "Yeah, I'm going to build an apartment complex because it's easy, it's cheap." No, it's not.

Because they're looking at the end game because they want to make a profit by the time they get to selling these units or even leasing these units. There is this 75% chance they're never going to get that tenant out because the laws, they're completely against them. So I think there's a there's a different ways to look at this. I digress. That was my comment on that. But I do believe that that Mark has a viable topic to explore. And yes, as far as I completely understand, this Commission does have the right and the ability to make a forethought suggestion and present it to the Council. I think you need to do a little bit more on what you want to focus on. And I think that if everybody's willing, then we should workshop it and basically start the ball rolling and come up with an end game. I would truly implore everybody to make sure that we have everybody's input and a good solid recommendation before you throw it up to the Council. Thanks for time.

Well, first of all, I would rebut a little bit of what you said. And I probably didn't explain myself well. I'm fully aware that we can bring recommendations to the City Council, we actually do so. I'm aware of that. It's not that's not the issue for me. You just said that there the housing committee has all these different experts. And I'm just looking at it like, why are we involved? It's not that we don't care. I care as much as anybody about housing. And I don't want to come across as not caring whatsoever, because I really do. It's whose jurisdiction who has the authority who has the responsibility? And I have to ask, then if we have to do these extra things, why do we have a Housing Advisory Committee? They don't have to have teeth, in the sense that they can make a decision. But they can make a recommendation to the City Council just like we can.

We don't have any more teeth than they have in making a recommendation to the City Council, in my opinion. And so I'm like, "There is. You're the experts. Let him figure it out."

I'll respond to you just a little bit in my personal opinion. The housing committee is soured. I seriously think they don't have the right representation in there. The same people have been in their search for so long. And again, they're focused with a beam pinpoint focus on one thing, trying to get it done in one specific direction. And it's like a snowball. They just keep going and going.

So I'm glad you said that.

But again, that's my personal opinion.

We've come to the conclusion there's some definite issues that have been expressed up here about the Housing Advisory Committee. I think that's something that I'm going on record here to say that the City needs to take a look at, and maybe how they're chartered. I don't even know if they're chartered. I don't know how they've come to pass. But we can support however we can support. We just got to stay within the confines of legalities.

I would think just to move it along if Mark wants to make a recommendation that we work on this topic in the future. If not, and let's move on.

Commissioner Arthur?

Sat there for two years now and I disagree that they're focused on one thing. There's such a wide variety of range of issues and solutions are dealt with. I believe the work plan is now final, isn't it? Brad?

Yes.

Yeah. So step number one is to get a copy of the work plan to everybody on the Planning Commission and look through it. By categories, things like zoning and financing and other things that are recommendations that have come out, that don't need to be gone over again, they're already there and they're pretty soundly proposed. One of the things that was discouraging and confusing to me because I don't work in the field like those people do that are there every day and their jobs are working in there. Every month, some new piece of legislation, or court decision, or something came down and everybody need to hear about it and talk about the ramifications and so on. And a couple of examples would be whichever numbered bill it was that basically did away with single family zoning. That every zone has to allow at least duplexes.

That's a major change, and it affects the code and everything else. And it doesn't go into effect for, what, a year and a half or something? But that kind of thing kept coming into play, and it would be discussed, okay, what does that mean for this? What do we recommend for that kind of thing? It's very clear to me after sitting through the strategic planning that around education needs to be done for at least the new Council members. One of them spoken was quite adamant about having some... I forget the name of it. Somebody organization that does planning and executing of low income housing. We've got to get them in here and have them do this. And they were putting aside, for example, the Jackson County Housing Authority, because Jackson County was in the name.

And they do not know and understand that Jackson County does both Jackson and Josephine County. And we have those... Those kinds of things are already in place, they exist, they're operating, they're out there building things, and doing things. We don't need to bring in more

from outside to do the same thing. We just need to work with the ones that we have and find them the land they need to build on. And that is being worked on to the land inventory. The buildable lands inventory will be available soon. But there's this mountain of information that they've already worked through that are very workable solutions. And some of them are ones that we can support or maybe help get through the ones that apply to our area of code.

So step number one, study the work plan and see what areas you might be interested in, in supporting and helping get through. Another one, the most current discussion is about minimum lot size, minimum... What's the [crosstalk 01:02:42].

Density.

Density.

Minimum density. And that's going to be a big discussion, but it's going to be key to our area of purview on that. And another thing would be, and Brad maybe you could speak to it for a moment, is as soon as they've printed the list of the strategic plan outcomes, is to give us a set of those because the housing was the second one, wasn't it? Number two in priority of the whole list?

I honestly can't remember the exact order. But it was definitely two of the top five, I think, had to do with housing.

Is that everything, Loree?

That's everything on that topic.

So I would add... Jim, I would say that everything of what I spoke to tonight is encapsulated under the umbrella of what Loree has explained. If there is an action plan, she's hit on all the things that I would eventually get towards or move through that you're looking at an area, a density, legislation, and some other items in there. So it's it sounds like it's in action. So backing up to what Clint would say, I would say, if I were to make a motion, it would be something that would say have someone. Because you got Susan, you got Loree, you got L. Ward. We've talked about this stuff. And it sounds like there's enough of a push forward from the citizens on this Commission to pull something through the Housing Advisory Committee to at least have a discussion.

I don't even care if it's coffee, or a Zoom meeting, or a handshake, or if we get this action plan. And so let's have a dialogue, coffee talk. I don't care what it is.

When it comes back down to your original comment about meeting with them. If you want to do that, we can do that. That's not a problem at all. But if you want to bridge committee or something else that's beyond that, then that's a legal question. And like I said, just being up here, and I think Loree said it very well. You start putting too much on our plate... We've got enough on our plate now. We just have to be careful because we are a Commission with quasi-judicial rules that we work under.

I don't want to propose anything that stops me from doing what I want to do, which is reach out to the Housing Advisory Commission.

No, that's right up to you.

So if you say you can't do a subcommittee, I don't care what you call it. I really don't care. You've overshoot the mark if you say Mark's saying a subcommittee means you can't do it. So that's overshooting the mark. So I want to draw back from that for whatever Susan has said, whether it's a dialogue. I don't care what it is, as long as there's a discussion. And it sounds like what Loree had explained, this action plan, is if we start reading that and say, okay, what's within the art of the possible and then make something happen? I don't care what it is.

I'll tell you how I think you can do it.

Go ahead.

Well, just before you make the motion, what you could do is, want three or four of you, as long as it's not five, you can meet with the planning director.

I would make a motion that we ask for the planning document to be presented by the housing committee to this Commission, so that we have an opportunity to look through that so that we can make recommendations that are appropriate for this Commission to the county Council... Or I'm sorry, City Council.

Commissioner Aviles, I just like to share all of the HAC's documents are already readily accessible.

Well, there is a motion.

Yeah, there is that motion.

A motion on the floor.

I don't know.

Then you all got to second and then you can discuss.

So there's a motion on the floor, and there's a second. Okay, now we can discuss the motion.

And the reason I make the motion is so that we have the... I'm assuming this body has a chair?

Yes.

Okay. And it would be appropriate for us to request the chair to present the documents if there's questions from the committee, that we have an opportunity to ask questions. And then we would be able to go forward, from that point, to decide what we can and cannot do as far as presenting to the Council. But the main thing this does is make it a public record. So now that goes to that Council.

It's a good idea.

Well, it's already gonna be a public record, not to interrupt. But I agree with you. I don't think it's beyond our purview to ask for another committee to educate us on their findings. I think that's actually prudent; I think that's actually liaison or a mingling of the committees and Commissions. Because they're going to do it to the Council and we don't have as broad a range of power as the Council. But we are still a governing body here.

That's true. No, it's a good idea. And I support the motion.

This is definitely one-

Hold on. Director Clark, what's going on in our next couple of meetings? Could you look down the road maybe and see a meeting that we could throw in to the motion?

I'm sorry. I don't have the next one [scheduled with me right here. But we can certainly look over the next couple of meetings of UAPC and work that in. No problem.

Okay, so we'll just have the motion... Go ahead, Commissioner Heesacker.

I think your concerns are related to quorums, and public notice, and that kind of thing. If we're going to be making this kind of a decision, don't we need to invite public input and have it on our agenda, and go through all those gyrations?

Well, if they're going to present before us at one of our meetings, it's going to be on the public... The public's going to be notified, the whole nine yards.

I understand your motion. Your motion is basically for an educational purposes only, it's not a decision-making motion.

That gives us the opportunity to ask questions or to have an interchange and then the opportunity for us to see where we want to proceed.

So your motion is basically requesting for informational purposes, so there would be no need for any public input whatsoever, because it's just a fact-finding mission for ourselves. We're being educated by another committee's findings.

That goes only so far because the public is always able to comment.

Yeah, but we've had those presentations. Were where they weren't actually hearing in the public was able to come but they weren't able to comment.

I'm not asking for a public [inaudible 01:10:09], that's the Council's purview.

No, I'm all for transparency, the more public the better, because then they can walk away with questions and things that they may be able to input.

This is one you definitely want to do your homework on before you get here, so that you have pertinent questions to ask them and...

Very correct.

Can you expand that motion to make sure that we get a physical document before it's actual scheduled?

That's just a request to Brad to get us the document?

I think, Commissioner Aviles, [inaudible 01:10:42] it's online already.

I'll send. Tomorrow, we've got four documents that have been talking about tonight. I'll just send them all tomorrow.

Sounds good.

Excuse me, Brad, [inaudible 01:10:56] PowerPoint from last night's presentation?

Okay, sure. So we got the Eco Northwest summary, we have the old housing needs analysis, we have the housing advisory committee work plan, and the counsel strategic plan results from this two weeks ago. And now Susan has the PowerPoint. So yeah, we'll send those out.

I realized you have nothing better to do Brad, and I say that comically. If we held a workshop with the HAC to discuss their action plan, is that a public situation? Is that prudent, is that just wait and see what you got?

Susan, any meeting that the UAPC has is open to the public, whether it's a workshop or not. They won't be able to discuss why we're talking back and forth with the Housing Advisory Committee, the public will only be able to listen. But they will be allowed to be there.

Okay, cool. Thank you.

So, I want to restate that motion again. We haven't voted. I just want to hear the motion again. I don't know what it was.

The motion is to invite the chair of the housing committee to come forward with the presentation of the program... Is that a program, the document work plan? So that we can I have an opportunity to go into questions if we have any, and then discern what direction this Council wants to move forward with, the Commission wants to move forward with.

And the second was done by Commissioner Collier. Any more conversation on this motion? Okay. There's a motion on the floor, and it's a long one. But I won't regurgitate it. But what I will do is, I will question each member how they're to vote individually. We'll start with Commissioner Scherf, how do you vote on the motion?

Yes, please.

Commissioner Nelson?

Yes.

Commissioner Tokarz-Krauss?

Yes.

Commissioner Aviles?

Yes.

Commissioner Collier?

Yes.

Commissioner Arthur? Vice Chair Heesacker?

Yes.

And I vote in favor of it. So it's eight to zero. Decision unanimous. The motion passes.

MOTION/VOTE

Commissioner Nelson moved and Commissioner Collier seconded the motion to request that a representative from the Housing Advisory Committee attend a UAPC meeting to present and engage UAPC in a discussion about the HAC Work Plan and opportunities for the UAPC to assist with implementation of Work Plan actions. The vote resulted as follows: "AYES": Chair Coulter, Vice Chair Heesacker and Commissioners Arthur, Aviles, Collier, Scherf, Tokarz-Krauss and Nelson. "NAYS": None. Abstain: None. Absent: None. The motion passed.

You guys made sure that I that I got indoctrinated on my second term. A lot of times, this stuff's got to be on the agenda or whatever. And actually, this is the time we were able to discuss something that I said before that we can do. This is our time that we can do this. And this is one of the first times we've ever did it. And I like it. I like it a lot. And I encourage it in the future because we can actually get some things done for our City. So appreciate. Commissioner Aviles?

I was just going to state that about 45 minutes ago, I was asked for an update. My update was that I went to the housing forum, and then that Pandora's box was opened. But I don't think we finished with our check-ins with the rest of the Commissioners.

What?

I didn't get my turn.

Yeah. I knew that. I knew we were going to go back to Commissioner. Commissioner Arthur had... You rolled out this long list that she said she's going to talk about.

No. And this might be something we want to talk about someday thing. I started to say when I went through the minutes, I saw our confusion about the part of the street that was under county jurisdiction still. And it wasn't clear at the outset of the discussion whether it was in the UGB, or actually in the county, but it was in the UGB. But they still had jurisdiction over it because it hadn't been turned over yet. And can we put the bollard at the end of it and all that? Well, in the

last, I think, since the 2017, fires, we started to discourage cul de sacs and dead ends that were permanent dead ends.

And try to always allow a second exit from any development somehow. And we've done it a couple times. Now we're having a bollard that could be pulled out for emergency exit. And involved in that was the half street discussion, because there were half streets that he jammed that were different categories. And I think the whole thing was a mess in terms of our understanding and clarity about how those things are handled. And maybe they need to be handled differently, or we need to actually address it somehow. Now, Eric?

So when we have decisions like that, it might behoove us to have someone from public works here to address those very issues. Those were good points. The half street on the east side of that subdivision, that won't be developed into a full width street until the property to the east of that. And I understand some of us don't understand when those things happen. In terms of those bollards, the developer had every right to put him on his property, but not into the half street on the west side. That was why we had the attorney on the phone at that hearing, I'm pretty sure was so that he made us aware that we could not make that decision on his client's property. And I'm sure we all got that.

But in terms of the bollards, we can put them, if this is the neighbor's property, we put the bollards right here, just one inch away from it. But I think it would be nice if we get Wayne here or Jason or Thornton? Isn't that Thornton Engineering does that? Yeah. Somebody from their firm, maybe come in and talk about that, if we have questions on it. Is that what you're getting at?

It's one of these things that is partly a problem here, because we have small developments. When you have 100 acre developments, you connect everything in the big plan, in the beginning, that's different. But we have these little stubs all over town. When Dennis Roler used to complain all the time about maple, maple, whatever it is, Maple Park, wherever his daughter's house is. And there's a stub in there. But it's exactly the same thing. When the big property next door gets developed that will be opened up to that. And it makes sense, but it doesn't make sense evidently to the people coming in to make their proposals and all. So anyway, I think we need to... And specifically for egress. I suppose for access if a fire truck can't get in. But anyway, that was one. The other [inaudible 01:18:48]. And this is for me, because I got confused momentarily in that discussion about the two phase when the people were talking about their half street traffic and everything.

It's not clear to me when you do have, which isn't very often here. But we have had, and one of them was there, was Summerfield. When you do have large sequential developments and they go in phases. But as you said, this was the whole preliminary plan, even though it was phase one and two. But at the same time, we had the summer field one that we've been working on for years. And I don't know what chunk of it was, and it got a complete review. So it must not have been a phase. It was summer field North maybe a different name or something. And the biggest one that we've dealt with for 10 years was Middlewood out, John Camiller's development, which had nine parts and got more complex as it went farther up the hills.

And it just just wasn't quite clear to me exactly where the boundaries are and what... If you're just calling them phases, and what kind of review it gets at each point.

Just to be clear, a phase is only going to be within the same subdivision. You would never have phases that are in different subdivisions. The name of the subdivision is something that the county surveyor is responsible for approving, and we now require that approval before we even accept the application at planning. So that I don't know if that means maybe some of the confusion, but...

Like Middlewood that had nine parts, was each part a different subdivision? Because each part got a [crosstalk 01:20:57].

Well, I don't know that one because it preceded me, but yeah.

That one.

The last one, yeah. There was there there was a dispute between the partners many years ago, and so they lapsed and their timeframes. You have to bring it forward as a final plat within two years, I think it is. And if you if you don't meet that, then you're going to have to come back and start over again. And that's what happened on that one.

Okay. Vice Chair Heesacker?

I think the answer to her question was that the phases only exist within a particular develop. They don't cross pollinate. I think that's what you're looking for.

Sure. Vice Chair Heesacker?

I do not have anything.

You don't? Well, the only thing I'm going to say is, I don't like bollards. If I'm trying to get out with my family out of someplace, I don't want it to be a bollard. I want it to be a breakaway. This is something you can bring up. I want to put on record. It should be something that's breakaway. If you want people to get out fast, then you don't want something that's an encumbrance that they can't get out.

A bollard you just lift it out and it's gone.

With what?

I don't know.

You're going to bring in a cherry picker to know?

No.

Because if you if you get one where you can just pick it up, then the kids are gonna pick it up and steal it and be gone with it. And I'm looking at one where it's like a breakaway. They're done right, they're done safe, and people can get the heck out in a hurry if they need to.

And that was the Commission's motion last week.

That's right. We did that last time?

Yeah, it was breakaway. You were very explicit about that.

Yeah. I don't ever want to see the bollard thing again, because they don't work.

They're dangerous in a zombie apocalypse.

That's correct. Very well put. That's all I have. The meeting is now adjourned at 7:24.

Great meeting, guys.

Yeah. Gosh, If I'd [crosstalk 01:23:23].

Hey, Tokarz-Krauss here, was I ever even acknowledged as attending just for fun and giggles?

Yes, Susan. I apologize. We had a technical issue. So yeah, we have you down. And my apologies. Thank you very much for holding on with us tonight. That was totally my bad for not turning on the system in the correct way.

Okay.

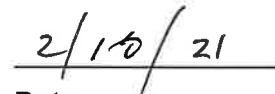
[crosstalk 01:24:00] Heesacker. Bye.

Bye-bye.

Meeting adjourned: 7:24 pm.

Next meeting: February 10, 2021


Jim Coulter, Chair
Urban Area Planning Commissioner


Date

Minutes transcribed by www.rev.com and given a cursory review/edit by Julia Wright, City of Grants Pass Administration.